

To: North York Moors National Park Authority, Planning Department (“NYMNPA”)

Dear Sirs

Your ref: NYM/2019/0853/NEW re Planning Application concerning The Grange, Cockrah Road, West Ayton, YO13 9LB

Thank you for your letter dated 19 December 2019 asking for further information relating to the above referenced planning application.

In reply, using the same numbering as your letter :

1. We can confirm that we have today paid the extra fee requested by card to your Admin team.
2. The existing and proposed elevation plans have been drawn at a scale of 1:200.
3. We attach plans showing the existing and proposed floor plans of the ground floor of the dwelling.
4. We attach the 1:500 site plan with the position of the proposed garage drawn on to scale.
5. We attach a plan drawn to scale showing the floor layout and elevations of the proposed garage.

We understand these are the items required to validate the application and will follow up with the other requests in due course.

Yours faithfully

Richard and Kate Thompson

The Grange, Cockrah Road, West Ayton, North Yorkshire, YO13 9LB

20 December 2019

NYMNPA

20/12/2019

To: North York Moors National Park Authority, Planning Department (“NYMNPA”)

Dear Sirs

Design and Access Statement relating to Minor Extension, New Garage and Confirmation of Curtilage at The Grange, Cockrah Road, West Ayton, YO13 9LB

Further to our pre-application enquiry letter dated 25 November 2019 and your reply dated 12 December 2019, we are writing to apply for planning permission for the items recommended by you in your letter.

We enclose documents, photographs, plans and drawings with this Design and Access Statement which help to describe the relevant proposals and they are as follows.

Extension

We are proposing a minor extension to the Eastern elevation to provide ancillary accommodation. This can be seen from the enclosed “Plan View Proposed” and Proposed Elevations.

In your letter of 12 December 2019, you indicated that you could not be certain from the available information that the proposed extension would fall within the criteria for permitted development and, as I understand it, for the avoidance of doubt, you would recommend seeking approval. Accordingly, we are seeking planning permission for the extension.

The single storey extension has been designed so that it is small in scale, its impact is minimal and so that it does not extend beyond the elevations of the existing building. Consequently, as you will notice from the enclosed Elevations, the proposal makes very little difference to the appearance of the house.

All materials used in relation to the extension would be in character with the existing house. In addition, all eaves heights and roof lines would be consistent with the existing. For the avoidance of doubt, a separate property would not be formed by the extension.

No alterations or additions to the existing access from Cockrah Road would be required.

Garage and Caravan

We should also like to remove the permanent static caravan which is situated to the side of the existing garage (see enclosed photographs). This is permanently plumbed in to the property’s electricity and water supplies as well as its drainage system but we would make good the ground cleared by its removal. The removal of the static caravan would have the benefit of improving the appearance of the site.

Following removal of the static caravan, we should like to use part of the space occupied by the static caravan to site a new detached timber garage. This would be similar to the style described in Part 2 of your Design Guide. We have enclosed an example of the style of garage we would propose. Please note that the garage doors would be in the preferred traditional style rather than the existing modern double up and over door (see enclosed photograph). We believe that the new garage would improve the appearance of the site. No alterations or additions to the existing access from Cockrah Road would be required. We understand that the new garage could have been permitted development but a question arose in relation to the domestic curtilage. Accordingly, we are seeking planning permission for the garage.

Curtilage

In your letter of 12 December, you indicated that there seems to be some uncertainty about the exact location of the domestic curtilage.

We have now looked at this and note that the Block Plans on planning application ref. NYM4/013/0505/PA (the "Application") are inconsistent. The Block Plan on the "Existing" page (copy enclosed) doesn't show the same outline as the Block Plan referred to in your letter of 12 December. The North York Moors Planning Department's online map also seems to show a different line (copy enclosed).

We understand that you initially looked into this issue when considering the boundary in relation to the proposed new garage and we can confirm that it is certainly our understanding that it has been in the same position for at least the last 20 years since the alterations referred to in the Application were completed.

However, as there is some uncertainty, we would like to regularise the situation and believe the best way to do this is to request your approval of the domestic curtilage as it currently exists. We have supplied an aerial view (with the curtilage indicated by a red line) to show this in context and believe the curtilage is proportionate and in balance with the existing dwelling and the surrounding landscape.

If the existing domestic curtilage is approved, we would like to plant a new field hedge on the western boundary made up of traditional English native species such as hawthorn and field maple and believe this will improve the biodiversity and appearance of the site as well as increase carbon capture.

Other than the existing, which we understand has been in place for at least the last 20 years since the alterations referred to in the Application were completed, no hard landscaping is intended within the curtilage.

Having regard to Development Policy 20 – Extensions to Residential Curtilages in the NYMNPA Core Strategy and Development Policies Document and the NYMNPA Design Guide, we recognise the importance of maintaining the appearance and character of the landscape. We believe that the curtilage as it currently stands is consistent with the character of the landscape and that its quality and appearance can be further improved by the planting of the new field hedge which would form an appropriate new boundary for the residential curtilage.

No changes to the existing access to the curtilage will be required.

Accordingly, we request your approval of the domestic curtilage as it currently exists as outlined on the aerial view provided.

Planning Permission

We were pleased to note from your letter of 12 December that you believe that the extension, garage and curtilage are all likely to be acceptable. Please let us know should you require any further information in your consideration of granting planning permission for them.

Yours faithfully

Richard and Kate Thompson

The Grange, Cockrah Road, West Ayton, North Yorkshire, YO13 9LB

16 December 2019

A photograph of a paved area, possibly a driveway or parking lot, with a brick pattern. The pavement is dark and appears to be made of interlocking bricks. In the background, there is a grassy area and several trees, some of which are bare, suggesting a winter or late autumn setting. The sky is overcast.

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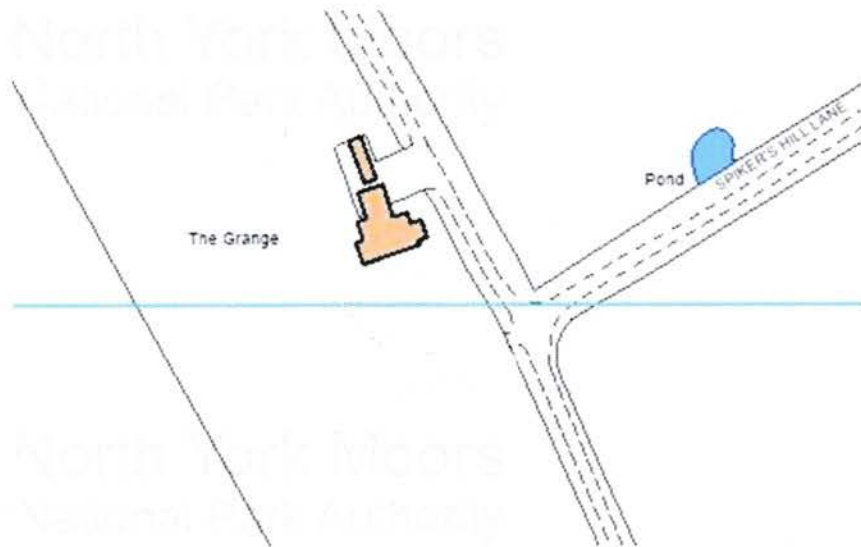


A - VIEW PHOTO A FROM HERE

B - VIEW PHOTO B FROM HERE

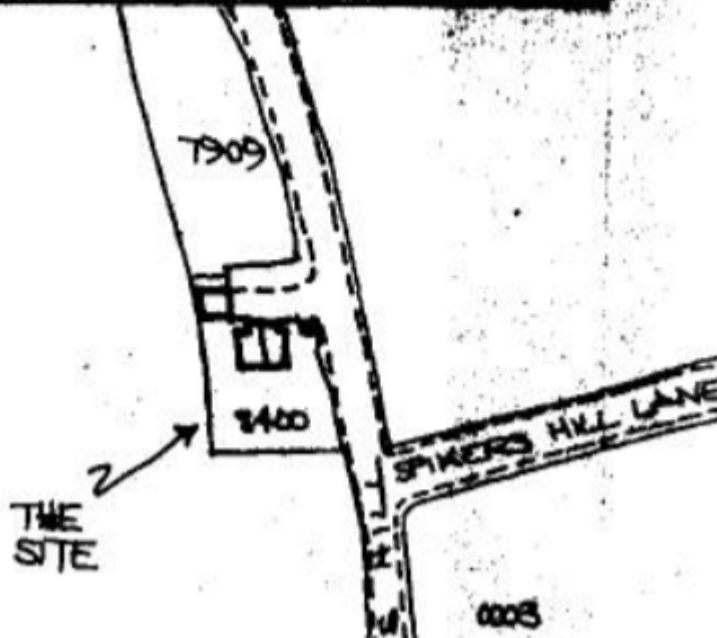
C - VIEW PHOTO C FROM HERE

VIEW PHOTOS ON SEPARATE PAGE.



NYMNP
17/12/2019

BLOCK PLAN 1:250



NYMNP

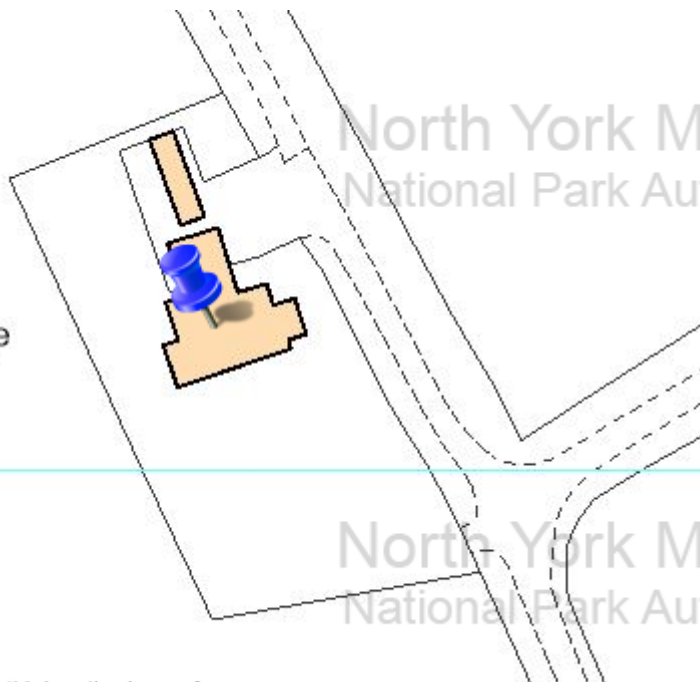
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The Grange

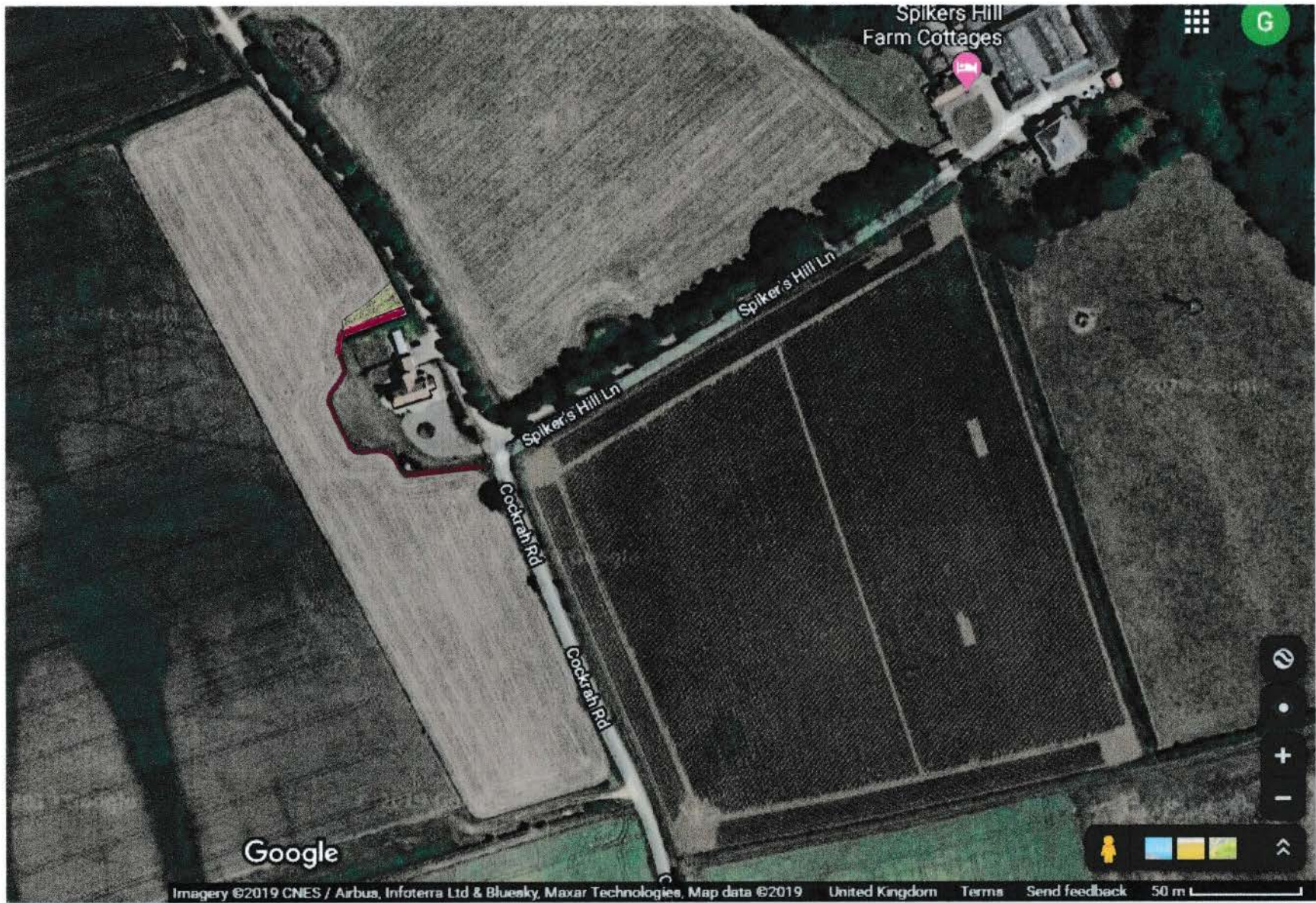
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MAXIMUM EAVES HEIGHT = 2.5m

MAXIMUM OVERALL HEIGHT = 4m